



7. CHARACTER ANALYSIS

7.1 Overview

- 7.1.1 The special interest of the Conservation Area is derived from its historic development and quality of built form combined with the legibility of the historic street layout and traditional plot boundaries.
- 7.1.2 The area can be characterised by its rich architectural mix of traditional buildings and the distinctive settlement patterns of the Old City and the Queen Square area.
- 7.1.3 Characteristic building types are the tightly packed terraces along the main streets with commercial uses at ground floor level and offices or residential use above. Off the main streets, buildings tend to have a more industrial quality, built from uncoursed local sandstone.
- 7.1.4 The scale of the buildings is relatively consistent across the Conservation Area, with the exception of local landmark buildings. Buildings directly address the street (with one side of High Street and Wine Street being a harmful exception to this rule), have varying roof profiles and a vertical emphasis. Built form is consistently dense, broken only by small pockets of green space and redevelopment sites. This density of development is relieved by the open spaces of Castle Park and Queen Square, and open vistas from the waterfront.
- 7.1.5 In several parts of the Conservation Area are found those quirky little architectural details that add special interest. For example, an elephant's head in St Nicholas Street, or the entrance to underground vaults in the High Street.

Dominant Characteristics of the Conservation Area

Scale

- 4 or 5 storeys along the central streets and backland areas
- Traditional buildings occupying narrow/long plot widths
- Strong building line directly addressing the street

Proportions & Architectural Treatment

- Vertical emphasis
- Pitched roofs set behind a parapet on main streets or where buildings have shopfronts at ground floor
- Window height diminishes up elevation
- Shopfronts at ground floor level with continual entablature fascia

Material Palette

- Stucco render (painted)
- Pennant stone with Bath stone dressings
- Red clay brick
- Clay tile roof coverings, occasionally natural slate
- Cast iron area railings
- Limestone ashlar dressings
- Timber windows, doors, shopfronts, shopfront surrounds





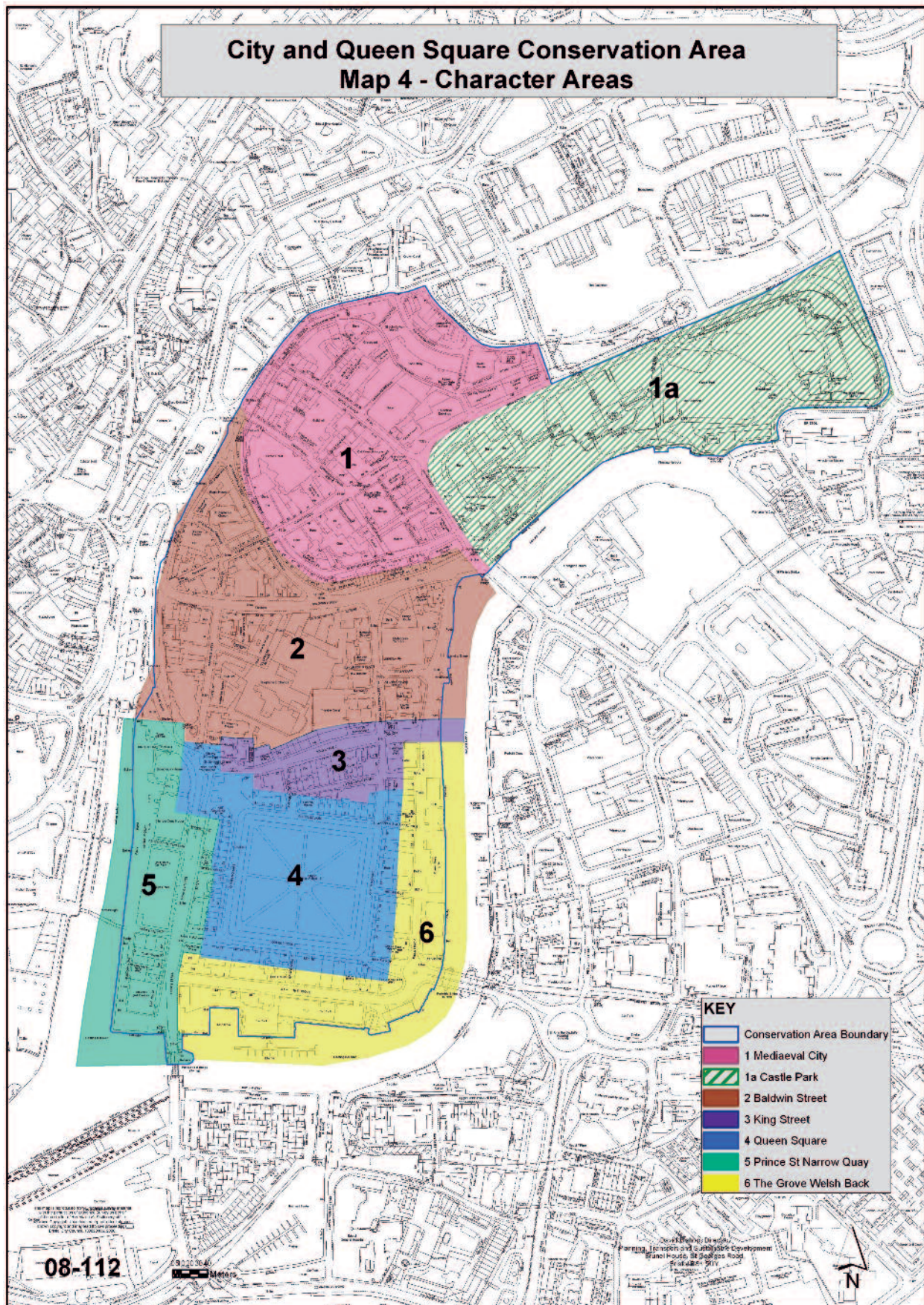
7.2 Character Areas

- **Area 1: Old Medieval Core and Castle Park**
- **Area 2: Baldwin Street**
- **Area 3: King Street**
- **Area 4: Queen Square**
- **Area 5: Prince Street/Narrow Quay**
- **Area 6: The Grove/Welsh back**

The Character Areas are shown on Map 4



Map 4: Character Areas





Character Area 1: Old Medieval Core

- 7.2.1 The centre of the medieval city was the High Cross, at the carfax of High Street, Wine Street, Corn Street and Broad Street. There were three parish churches around the High Cross at this centre in the medieval period: St Ewan's, All Saints and Christ Church. St Ewan's was demolished, and All Saints is no longer in use for worship. To the east, St Peter's and St Mary le Port were badly damaged in World War II and not restored.
- 7.2.2 The Old City has a densely packed and largely intimate character, apart from the open area around Castle Green. It is characterised by some narrow streets and even narrower back alleys and courts.
- 7.2.3 Corn Street still has some of its Victorian character as the commercial and banking heart of the City, although now bars and restaurants occupy many of the former bank buildings and offices. The former Corn Exchange is part of the St Nicholas Market, and Corn Street also hosts a thriving farmers' market.
- 7.2.4 The increase in bars and restaurants makes Corn Street livelier at night, but during the day there are many lorries and service vehicles making deliveries, which causes nuisance to pedestrians during the daytime when pavements are blocked.
- 7.2.5 Broad Street is dominated by the courts in the old Guildhall and the Crown Court building, with many legal chambers in the narrow alleyways close by.
- 7.2.6 Tailors Court is notable for its surviving timber-framed building, and it leads down to the former Churchyard of St John on the Wall, which is one of the few green areas in the tightly packed heart of the city. This quiet green space has a distinct air of neglect about it at present.
- 7.2.7 Leonard Lane is one of the narrowest of the old medieval streets of Bristol, and is thought to follow the line of possible Saxon defences. It has some good stone setts, but is marred by ridiculous double yellow lines painted over them.

- 7.2.8 St Nicholas Street continues to follow the Saxon wall line, and although a little wider than Leonard Lane, still has an intimate character. It has many charming little architectural details on its older buildings, but delivery vehicles heavily use the street and double parking is frequent, which tends to obscure the real character of this street.



Figure 17: King Street: Theatre Royal on right

Old City Character Area Dominant Characteristics

Densely packed, intimate spaces, narrow streets, few green areas

Buildings 4 to 5 storeys overall

Banks, public buildings, shops, bars and restaurants mixed together

Street layout of medieval origin

Buildings date from all periods

Service delivery to commercial premises causes problems

Character Area 1a: Castle Park

- 7.2.9 Castle Park is included in the Conservation Area primarily because of the archaeological significance of the area. The area was severely damaged by bombing in World War Two and by post-war clearance, and little of the former street pattern survives, but hopefully may be restored in future



redevelopment on the west side of the Park as promoted by the Broadmead Shopping Area: Expansion and Development Strategy. The Castle remains and the church ruins are evidence of the historical importance of this area. There is an important pedestrian/bicycle route running from Bristol Bridge on the north bank of the Avon along to Old Market. From this route there is a vista across the Avon towards Redcliffe. The Normans established a wooden motte and bailey castle c1080 on high ground overlooking Bristol Bridge and adjoining the Saxon town. In the early 12th century this was strengthened with a stone keep.

7.2.10 Stone walls enclosed the area on the north and east sides, and the river protected it on the south side.

7.2.11 Two medieval churches lie within this area: St Mary le Port and St Peter's. St Mary le Port's setting is marred by 20th century development that ignores the historic street pattern. The implementation of the Broadmead Shopping Area: Expansion and Development Strategy 2001 aims to put right the mistakes of this 20th century development and enhance the connection of the old city to Broadmead. Such an enhancement should be encouraged. The area of Castle Park has a Management Plan and this is an important element in the extended Conservation Area. The medieval street pattern partially survives in the area to the south west of Fairfax Street, and it is considered that there is likely to be rich archaeological evidence surviving in the Fairfax Street area. 20th Century development has marred this area, but Conservation Area designation affords the opportunity to secure some improvements in visual design terms.

Character Area 2: Baldwin Street

7.2.12 Baldwin Street developed in the 17th and 18th centuries as an area for stores and warehouses to service the docks. In the Victorian era the street had many new buildings: The Fish Market, shops and a music hall among others.

7.2.13 In the twentieth century the Victorian buildings mostly survived on the north side of the street, but many of the south side have been replaced, mostly with taller office blocks.

7.2.14 Retail uses have declined somewhat, but bars and restaurants have come in as replacement uses. Wider pavements would encourage more of a café culture along this street.

7.2.15 The street is very heavily used by vehicular traffic, and although there are several crossing points for pedestrians, it can be a problem to cross in the rush hour.

7.2.16 There are several prominent trees along the street, particularly near the Bristol Bridge end. However, the street and pavement surfaces are quite poor both aesthetically and in practical maintenance terms. The junction of Baldwin Street and Narrow Quay has a tendency to flood in wet weather, which is a hazard for both vehicles and pedestrians.



Figure 18: Narrow Quay looking north

7.2.17 Key landmark buildings are: Bristol Bridge, St Nicholas Church, the former Fish Market, and the former People's Palace Music Hall (only the façade survives of the original building).

7.2.18 In land use terms the area to the south of Baldwin Street is dominated by the Telephone Exchange. Offices, shops and flats surround this: few of the original small courtyards survive in this area. Many buildings have active ground floor uses such as shops and cafes. There is a particular Latin character to the shops and cafes on the north side of Baldwin Street at the junction with St Stephen Street.



Figure 19: Baldwin Street looking east



Figure 20: St Stephen's Street

beginning in the mid 1650s. As this was in the closing years of the Commonwealth, it is assumed that the name King Street did not come into use until the Restoration of the monarchy in 1660! By this time there were probably timber-framed buildings on both sides of the street, some of which survive to this day. Some retain jettied frontages, whilst others have been re-fronted at a later date. The houses on the north side of King Street were built directly on to the city wall. Traditional plasters and colours are important in the street, and should be restored where they have been removed.

7.2.20 Central to the area is the Theatre Royal (Bristol Old Vic), reckoned to be the oldest theatre still in use in England (temporarily closed for refurbishment at the time of writing). Dating from 1744, it is listed Grade I along with the adjoining Coopers Hall. The frontage of the theatre has a 20th century extension of high quality design.



Figure 21: 17th century timber-framed houses in King Street

Baldwin Street Character Area Dominant Characteristics

Impressive streetscape with best buildings on north side

Street clutter and poor surfaces are negative features

Key Landmark buildings

Heavy traffic to Baldwin Street

Trees at key points in Baldwin Street

Buildings are 5 to 6 storeys

'Latin Quarter' around St Stephen Street/Baldwin Street Junction

Character Area 3: King Street

7.2.19 This was the first area of the city to be developed outside the medieval walls,



King Street Character Area Dominant Characteristics

Very historic buildings on both sides of King Street

Historic surface materials contribute greatly to character and appearance of streets.

Key landmark buildings: Theatre Royal, Old Library and Llandogger Trow

Intimate character to Little King Street

Buildings three to four storeys

Character Area 4: Queen Square

7.2.21 This area of marshland was created by the diversion of the Frome in medieval times: it was subsequently used for various purposes including archery practice, bowling green, and rubbish dump. Building of the Square began in 1699, and the Corporation laid down strict guidelines on size, floor heights and building materials to be used. Within the next two to three years around 25 houses had been constructed to these criteria. The back of King Street originally formed the north side of the Square.

7.2.22 By the early 19th century the square became less fashionable due to the development of the Mud Docks and the smell from the floating harbour. In October 1831 disaster came with the Bristol Riots, which completely destroyed 27 houses in the Square, including the Mansion House and the Custom House.

7.2.23 Rebuilding the Square took many years, but the Square never really recovered its status in the 19th century. By 1881, many houses had become offices or business uses. In 1936, traffic engineers' plans resulted in the demolition of buildings to create a through route to the new Redcliffe Bridge from the City Centre. This effectively destroyed the tranquillity of the Square. Important buildings were also lost from the Square in the 20th Century, although facades were retained or restored in pastiche.

7.2.24 In the 1990s a comprehensive programme was developed for the removal of the road and the reinstatement of the Square as a pedestrian area. This was largely complete by 2006. With the removal of most of the traffic, the area is now much quieter and much more pleasant to walk through. On the north west side of Queen Square Thunderbolt Square has recently been restored with the help of lottery funding as a good quality pedestrian area, having previously been a traffic roundabout.



Figure 22: Entrance Gates to 29 Queen Square

Queen Square Character Area Dominant Characteristics

- Formal classical square of impressive size
- Trees and historic restored paving dominate perimeter
- William III Statue focuses centre space
- Buildings are varied but harmonious
- Entrance streets afford discrete glimpses of Square
- Busy during day but quiet at night
- Solicitors' and other offices dominate land use
- Buildings 3 to 4 storeys in height

Character Area 5: Prince Street/ Narrow Quay

7.2.25 This area originally developed alongside the Frome quayside with a mix of warehouses, stores and merchants houses. The vaulting over of the Frome in the late 19th century made it impractical for these uses to continue.

7.2.26 Subsequently the land gained from the Frome became the Tram Centre for Bristol, and late Victorian development dominated Narrow Quay and Prince Street, without entirely sweeping away earlier buildings. This area suffered from bomb damage in the Second World War because of its proximity to the docks and the Tram Centre. Post War redevelopment now occupies a majority of the area, although remains of medieval property boundaries were found and preserved during the redevelopment of the Bristol and West site. At the southern end of Narrow Quay is the impressive landmark building Bush House, which although much adapted to modern uses retains its original industrial character.

Prince Street and Narrow Quay Character Area Dominant Characteristics

Robust working buildings along Narrow Quay, with Georgian townhouses in Prince Street

Historic setted and cobbled surfaces along Narrow Quay, with other quayside features

Five to six storeys overall.

Character Area 6: The Grove/Welsh Back

7.2.27 The northern part of Welsh Back was used in the medieval period as the main docks for coastal vessels, hence the name Welsh Back. It contained several high status buildings such as Richard le Spicer's great 14th century hall house. South of the town wall (the Marsh wall) the area, like Queen Square, was originally marshland, and developed as the rear of houses to Queen Square. It probably contained small warehouses and stables for the principal buildings in the Square. These were demolished as a result of the 1831 Riots. With the development of the Mud

Docks, the buildings were replaced with large Victorian warehouses, many of which survive to this day. Nowadays the buildings have been taken over by businesses that front on to Queen Square. The loss of active frontages has reduced the number of people in the area, but the conversion of the Granary to restaurant and flats has provided some limited activity in the street. With the exception of the River Station Restaurant and the Severn Shed, post war developments in this area are not very attractive. The River Station building, which is basically a conversion of the previous river police building, succeeds by being straightforward and unpretentious.

The Grove and Welsh Back Character Area Dominant Characteristics

- Tall buildings over 10 storeys at north end of Welsh Back
- Robust working buildings and warehouses along waterside
- Loss of active frontages
- Trees and historic paved surfaces lend character to spaces
- Important views across to Redcliffe



Figure 23: Prince Street looking south



Figure 24: The Grove from Redcliffe bank



Figure 25: Welsh Back from Redcliffe Bridge

7.3 Architecture

Overview

7.3.1 This Conservation Area has a great variety of architectural styles from most eras. Most of the original medieval structures have disappeared from above ground, although some churches retain at least part of their medieval fabric. Many different types of building are represented within the area, including residential, commercial, retail, warehouse, office, industrial, ecclesiastical and community use.

17th & 18th Centuries

7.3.2 The best 17th century buildings that survive are the timber-framed buildings in King Street, named in honour of the newly

restored King Charles II c.1660. On the south side the Llandogger Trow (named after a type of Bristol Channel sailing barge), is an elegant compromise between medieval timber-frame construction and Renaissance symmetry and detailing. An earlier building to the west is St Nicholas' Almshouses begun 1652 in the aftermath of two Civil Wars, when building trades had collapsed and poverty was rampant. A plasterwork ceiling in the interior has an ornate strapwork design of 1656: not very puritanical.

7.3.3 The 18th century is well represented in the surviving older buildings in Prince Street and Queen Square. On the south side of the Square, No 29 dates from 1709-1711, and flaunts three different Classical column styles on its façade. In nearby Queen Charlotte Street, No 59, built 1709-11 was refaced c. 1730 with a showy Baroque façade.

Victorian & Edwardian

7.3.4 Many of the buildings in Queen Square date from after the 1831 Bristol Riots, so may be technically classed as Victorian. Most were rebuilt in Georgian terraced style, so this is not immediately apparent. One building that stands out is the Flemish Renaissance style Port Authority Offices by W V Gough. This was controversial when built in 1885 because of their perceived insensitivity to the Georgian square. Alfred Waterhouse designed the Prudential offices in Clare Street in 1899. Standing like a Loire chateau within a stone's throw of St Stephen's Church, its orange terracotta gables and chimneys are in complete contrast to anything around it, yet it seems completely at home in the commercial heart of the city.

Early to mid 20th century

7.3.5 Industrial uses survived in the Old City area well into the 20th century. The former Everard's Printing Works building in Broad Street, 1900-1, shows that the new century was determined to be different. The façade remains a fine example of Art Nouveau design, although the interior has perished in later changes.



7.3.6 Other good examples of 20th century architecture are unfortunately few in the Conservation Area, but mention should be made of 37-39 Corn Street by Sir Giles Gilbert Scott in clean Art Deco style, and the more clearly modernist St Nicholas House that sweeps round the corner of St Nicholas Street and High Street.

Post-War to Present

7.3.7 The post-war period produced some poor office architecture on the north side of the Conservation Area, for example the gargantuan government office block in The Pithay. Its only saving grace was in following the curve of the medieval street. The tall monumentalism of the Radison Hotel tower on Narrow Quay is a little more acceptable, and although it is visible from Queen Square, it is visually much less intrusive than its post-war predecessor, the Bristol and West Tower. A good example of contemporary design is the River Station Restaurant on The Grove, 1998 by Inscape Architects, which was originally a police station for the harbour.

Any proposal should take into account the character of its context. Applications for alterations to a Listed Building or its curtilage that fail to preserve the building, its features or setting will not be permitted. Policies B17, B18, B19, B20

Original architectural features, materials and detail are vital to the quality of individual buildings and the character of the Conservation Area. Policy B16 encourages the consideration of traditional architectural elements that contribute to the overall design in a group of historic buildings.



Figure 26: 17th Century almshouses in King Street



Figure 27: Tailors' Court



Figure 28: Leonard Lane



7.4 Landscape

- 7.4.1 The Old City area has few green spaces remaining, apart from the churchyards of St Stephen's and St John on the Wall. However, the large open areas of Castle Park and Queen Square that are both within a few minutes walking distance, largely compensate for this.
- 7.4.2 Queen Square, which has been restored in recent years with the help of funding from the National Lottery, is a very important historical, architectural and functional space. Its historical importance is due to its early origin as a planned formal suburban square and also its role as a site of the Bristol Riots of 1831. Architecturally it is significant as a grouping of Georgian and Victorian buildings, and functionally as a venue for many entertainment events and a formal space for informal leisure.
- 7.4.3 Castle Park is much less of a formal space, being brought about largely by bombing of the city centre in the Second World War. It too is a very important leisure space for the city as a whole, as well as being an important archaeological site. The park is in need of investment and enhancement, and the Council is preparing a Conservation Management Plan to ensure that the necessary changes happen in an orderly and sensitive way. Development at the western end around St Mary le Port church ruins offers a significant opportunity to produce a positive relationship between new development and the park as well as helping to fund enhancement of the rest of the park.
- 7.4.4 There are important groups of trees within the Conservation Area, notably on Narrow Quay, The Grove, Bell Avenue and within Queen Square, Thunderbolt Square, Welsh Back, the east end of Baldwin Street and Wine Street. It is important that these trees are conserved in a healthy condition, and as a last resort are replaced if diseased. There are also significant trees in High Street and Wine Street: however it is considered that the priority is to be given to the establishment of a strong historic street

enclosure. Their removal would be justified as part of proposed development, with compensatory planting elsewhere.

- 7.4.5 The Floating Harbour is a visual and psychological benefit to the southern part of the Conservation Area. The presence of boats and ships along the quayside is a reminder of past history, and also lends great visual interest on Narrow Quay, Welsh Back and The Grove.
- 7.4.6 The downside is that noise carries well across the water from other parts of the city, and also sea birds are attracted to the roofs of the buildings around the harbour, which can cause maintenance problems.
- 7.4.7 There are several areas of hard landscaping in the Conservation Area that make an important contribution to the public realm: for example the east end of King Street, and the north end of Corn Street. These areas contribute greatly to the human scale and intimacy of the Conservation Area, and prevent the total domination of vehicular traffic.

7.5 Townscape Details

- 7.5.1 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can include details such as boundary treatments, street furniture and street surfaces. The conservation area is rich in townscape details, which give interest and quality to the streetscape and cumulatively make a positive contribution to the character and appearance of the area.
- 7.5.2 Where they remain, historic or traditional townscape details should be preserved as the gradual degradation and disappearance of such features can gradually undermine the quality of the area.

Traditional Street Surfaces

- 7.5.3 Traditional surface treatments such as Pennant stone setts, paving slabs and cast iron curb edges, can be important elements in the local townscape. Paving, if well





designed, maintained and in high-quality materials contributes greatly to the character of an area, providing the backdrop to the surrounding buildings.

- 7.5.4 Traditional surface treatments either survive or have been restored along Narrow Quay, Prince Street, Queen Square, King Street, Welsh Back, Bridge Street in Castle Park, St John Steep and Broad Weir.
- 7.5.5 Continued maintenance of street surfaces, particularly setts, is vitally important. Stone setts can easily become dislodged with heavy use and if not carefully maintained they can become dangerous and present difficulties to non-ambulant users. Schemes to restore the traditional street surfaces would greatly enhance the character of the area and promote its historic context. However the reinstatement of these surfaces in some areas would not be appropriate in all cases as they can present challenges to servicing and access, particularly to people with mobility difficulties.

Boundary Treatments

- 7.5.6 Railings and boundary walls can contribute significantly to the character of a Conservation Area. They add interest and variety of scale in the street scene and provide a sense of enclosure, separating spaces of differing character and often marking the boundaries between public and private spaces.
- 7.5.7 Other boundary treatments in the area are more formal walls marking the boundary to parks and public buildings.

Shop fronts

- 7.5.8 Shop fronts, including well-designed contemporary ones, can be of great importance in contributing to the character and appearance of both individual buildings and the Conservation Area as a whole. Some shopfronts are of historic or architectural interest in their own right.

Building Materials

- 7.5.9 Industrial buildings on the waterfront employ local pennant stone, which leads to a very robust appearance. This contrasts with the genteel Georgian brickwork or stucco render to be found close by in Queen Square. In the Old City area many buildings use Bath stone or similar ashlar stonework to make impressive statements of prosperity. In the side streets a variety of materials can be found but chiefly brick and render dominate. Roofs are either slate or clay tile (usually double Roman in profile).

Local townscape details are identified at Map 5.

The loss of private planting, the removal of boundary walls and railings, the introduction of car parking into traditional front garden areas, and the loss or replacement of traditional signage, street lighting, paving and street furniture can all adversely affect the character of the historic environment and will generally not be acceptable. Policy B15 (I – III) should be consulted.



Figure 29: Queen Square



Figure 30: St Stephen's Churchyard



Figure 31: St Mary le Port



Figure 32: Traditional street surface at St John's on the Wall



Figure 33: Railings with spear-point finials

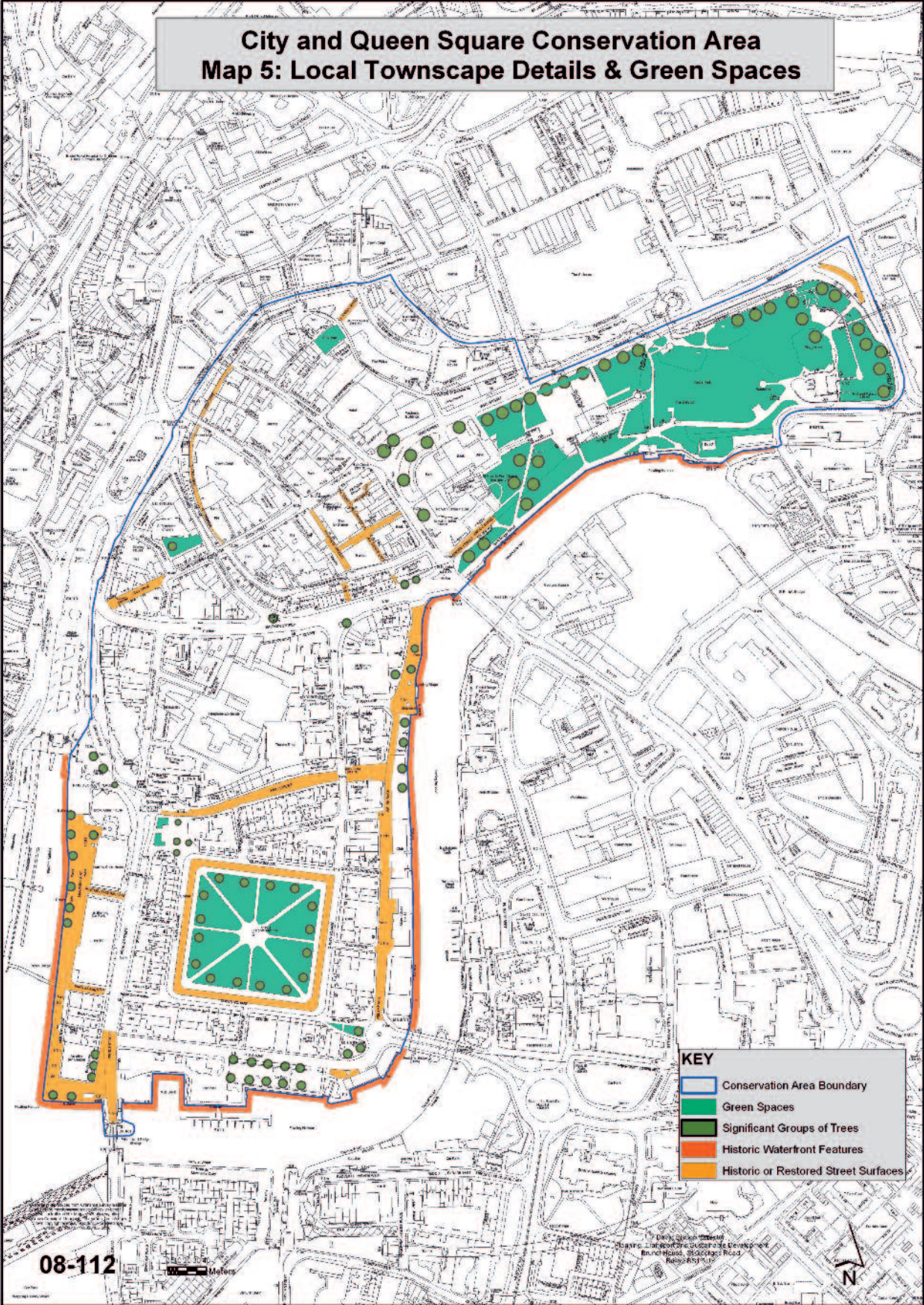


Figure 34: Shell hood, Queen Square





Map 5: Local Townscape Details





7.6 Unlisted Buildings of Merit



Figure 35: River Station Restaurant

7.6.1 Unlisted buildings can also make an important contribution to the character and quality of an area. This may be due to their value within the townscape, their architectural qualities or local historic and cultural associations.



Figure 36: St Stephen's House

7.6.2 There is a very high concentration of listed buildings within the Conservation Area; There are several grade I and 2* buildings. Buildings of all periods contribute to the diversity and interest of the area.



Figure 37: Alliance House, Baldwin Street

7.6.3 'Unlisted Buildings of Merit' are considered to make a positive contribution to the special interest of the Conservation Area and their demolition or unsympathetic alteration will normally be resisted.

7.6.4 The following are considered to be unlisted buildings of merit:

- River Station Restaurant
- St Stephen's House
- Alliance House, Baldwin Street
- Former People's Palace Music Hall, Baldwin Street
- St Nicholas House, High Street



Figure 38: St Nicholas House, High Street



- Prudential Buildings, Wine Street
- 52-53 Broad Street



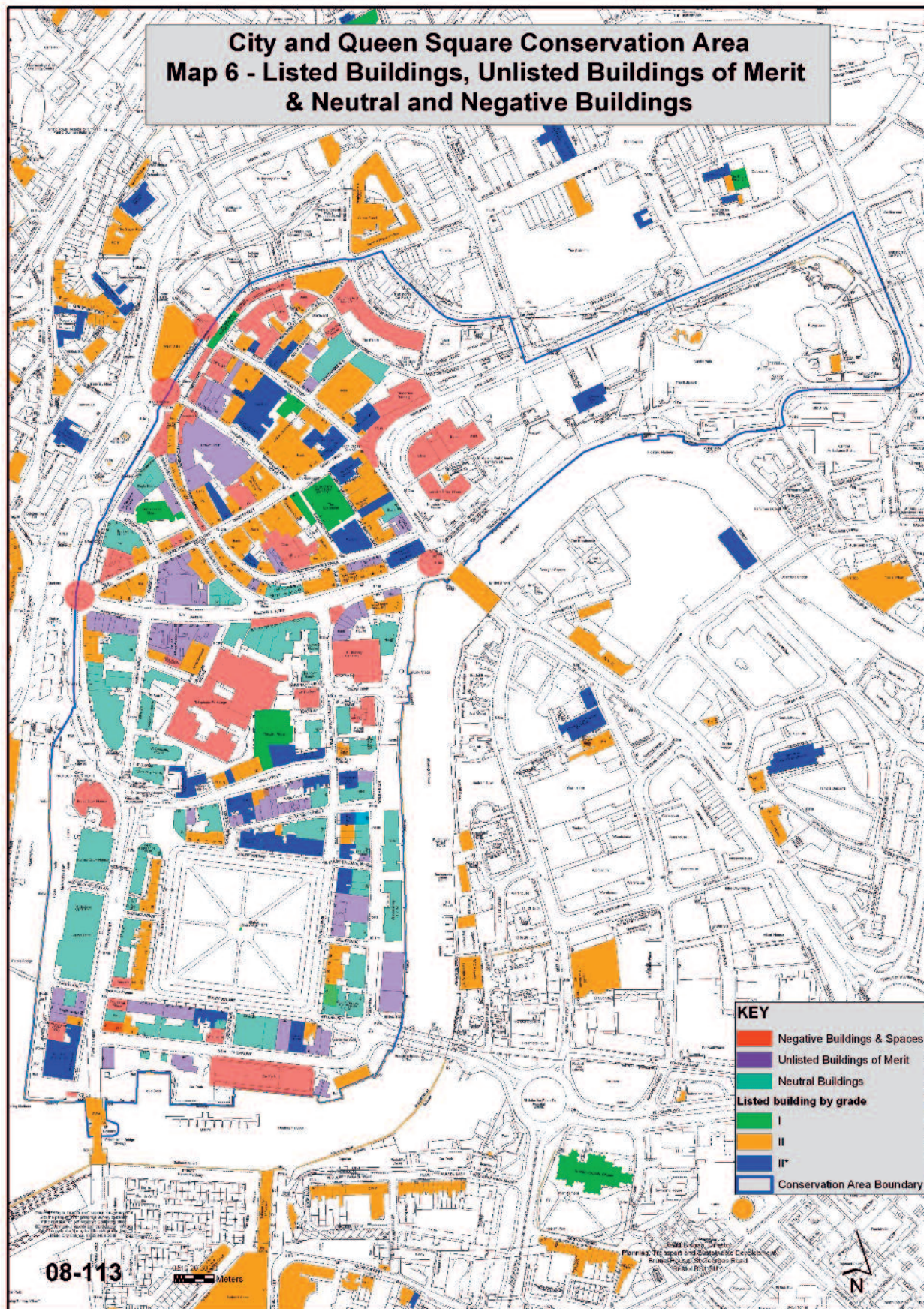
Figure 39: 52-53 Broad Street

- Crown Court, Small Street
 - Bridge House, Baldwin Street
 - Hole-in-Wall Public House, The Grove
 - Buildings in Farr's Lane
 - Youth Hostel, Narrow Quay
 - Architecture Centre, Narrow Quay 7.6.5
- Listed Buildings, Unlisted Buildings of Merit, Negative and Neutral Buildings are identified at Map 6.

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Map 6: Listed Buildings, unlisted buildings of merit, negative and neutral buildings.





7.7 Characteristic Land Uses

- 7.7.1 Land use can have a direct influence on the building typology or make-up of an area but also on the nature, atmosphere and use of public spaces and streets. Particular uses may be of historic importance and would have dictated the evolution of the area.
- 7.7.2 Office and commercial uses dominate the Old City character area, with retail and restaurant uses on ground floors. There are several public buildings in this area, such as the Registrar's offices in the Old Council House, and the courts in the old Guildhall Building.
- 7.7.3 St Nicholas' Market, with its volume and diversity of small independent stallholders, is a very important use within the Conservation Area, as is the farmers' markets that take place in Corn Street. These help local and organic food producers and farmers, and help to reduce food miles.
- 7.7.4 In the vicinity of Corn Street are to be found a number of hotels and entertainment uses, that together with the cafes and bars add to the liveliness of the area and the local economy.
- 7.7.5 In Queen Square there are many solicitors' offices, and as yet residential use is very sparse, making it very quiet at night and increasing the perceived risk of crime. Banks, architects, and English Heritage also have offices in this area. Cafes, pubs and restaurants tend to be located on or near the waterfront. This is a thriving part of the city, very important to tourism.

7.8 Negative features and Opportunities for Enhancement

- 7.8.1 Negative features are elements that detract from the special character of a Conservation Area and therefore present an opportunity for enhancement. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation, reinstate original design or lost architectural features.

Traffic & Pedestrian Movement

- 7.8.2 Certain primary routes such as Baldwin Street, take a great deal of heavy traffic. It can act as a barrier between the Old City and Queen Square as far as pedestrian movement is concerned. The pedestrian crossing at the junction of Baldwin Street and Narrow Quay is very busy, but can be perceived as threatening to pedestrians. Many junction areas though are heavily cluttered with traffic signs, which is not only visually degrading, but could be physically dangerous.

Insensitive Development

- 7.8.3 Most of the insensitive development is concentrated in two 'accident black spots' in the Nelson Street area and around St Mary le Port Church. Part of the problem in the former area is the abortive attempt to create a street in the sky for pedestrians in the 1960s. The concrete remains of these walkways appear very forlorn and useless. In the latter case the insensitivity lies in poor architecture, a single land use, inappropriate set back from the historic street pattern and spaces. Other insensitive buildings intrude their ugliness near Welsh Back, including a multi-storey car park. Insensitive additions to existing buildings can come about by over-intensive developments to roof spaces or the addition of extra storeys on a building without regard to its proportions, scale or context.



Loss of traditional architectural details

7.8.4 Unsympathetic alterations to a number of traditional buildings in the area have resulted in the loss of original architectural details, such as timber sash windows, doors, and parapets and cornices. Where possible original details should be preserved and restored; and the reinstatement of lost features sought where possible.

Small-scale Accretions

7.8.5 Small-scale additions to a building's façade, such as satellite dishes, telephone wires, external gas and electricity boxes, boiler flues etc. have a significant cumulative impact on the building and on the wider street scene. Careful siting and choice of materials and colours, and removal when redundant, can significantly reduce the impact of these elements.

Poor quality Shopfronts and Signage

- 7.8.6 Poor quality replacement shop fronts and signage is having a negative impact on the quality of the main commercial thoroughfares in the Conservation Area. Many historic shop fronts have been removed and been replaced with poor quality design and materials. Signage is often of an inappropriate scale, which has been designed with no regard for the building above or group of shops it may sit within.
- 7.8.7 Solid roller shutters are also negative features, which present a blank wall when shut and this is particularly a problem when shops are closed during the day. Internally fixed brick bonded shutters are less visually obtrusive.
- 7.8.8 Where future applications for shopfronts and signage emerge, design and materials that respect the local townscape and the architectural style of the historic building should be actively encouraged in order to enhance the character of the Conservation Area.

Land Uses

7.8.9 The original land uses that once characterised the individual streets in the Conservation Area are changing. Corn Street, for example was characterised as the commercial and banking heart of Bristol. In recent years many of the old bank buildings have been converted to restaurants, and the street has changed in character as a consequence.

Loss of Traditional Street Surfaces

7.8.10 Like much of the City, the Conservation Area has lost much of its original street surfaces and replacements have been made in a variety of materials. In places, the mixture of street surface treatments undermines the quality of the environment and can cause tripping hazards.

Perceptions of Safety

7.8.11 The night-time vibrancy of bars and restaurants makes an important contribution to the local economy, however it also has negative connotations. Crime may be perceived as high in this area in relation to the low number of residents. There is little in the way of 'defensible space', even in an area like Queen Square. The presence of the courts in the Old City tends to attract the socially challenged element, and the barristers and solicitors in their chambers do not outweigh this.

Buildings at Risk

7.8.12 There are few listed buildings at Risk within the Conservation Area at present, in comparison with other parts of the City, despite the huge concentration of historic buildings in this area. One important building that was removed from the Register of Buildings at Risk published by the City Council in 2007 was the Old Council House. This had been empty and unused for some years, and was given a new lease of life as the new offices of the City Registrar.





7.8.13 The remaining buildings at risk are not in the worst categories of risk, and some may be removed when the Register is reviewed in 2009. These buildings are:

- Warehouse to the rear of 3 Queen Square (Little King Street)
- Nos 39/40 High Street (The Rummer)
- Nos. 59-61 Broad Street
- The Custom House, Queen Square
- The Old Library, King Street

7.8.14 In the case of the Old Library, the building is still in use as a restaurant; however it requires a new main roof and work to remove vegetation from the ashlar masonry and associated repairs.



8. MANAGEMENT PROPOSALS

It is expected that the effective management of the City & Queen Square Conservation Area can, for the most part, be met through an effective policy framework and the positive use of existing development control and enforcement powers. The analysis of the character and appearance of the Conservation Area within the new Character Appraisal therefore identifies those elements the Council will seek to protect, as well as negative features, which may present opportunities for change or enhancement.

The following table provides a list of proposals related specifically to those features identified as 'negative' in Section 7. The implementation of the proposed Potential Actions may depend on the existing and future financial and staff resources that Bristol City Council departments work within.

Negative Feature	Potential Action
Traffic and public realm issues	<ul style="list-style-type: none"> • Co-ordinate with Traffic and Transport to implement a holistic approach to street furniture/signage etc; in order to minimise the visual impact and threats to pedestrian amenity. • Seek improvements to public realm, street surfaces, crossing points etc through future negotiations for Section 106 funds.
Unsympathetic alterations and loss of traditional architectural details	<ul style="list-style-type: none"> • Where consent is required, resist unsympathetic alterations and loss of traditional architectural details through positive use of existing development control powers. • Encourage appropriate reinstatement of traditional architectural details in future development control negotiations. • Take enforcement action against unauthorised removal of traditional architectural details where such removal fails to preserve or enhance the character or appearance of the Conservation Area.
Unsympathetic infill and over intensive developments	<ul style="list-style-type: none"> • With applications for new development, encourage high-quality design and materials, sensitive to the character or appearance of the Conservation Area, through positive use of existing development control powers. • Take enforcement action against any breach of planning permissions or conditions that fails to preserve or enhance the character or appearance of the Conservation Area . • Ensure that predominant scale, materials, details and building lines are respected in line with BLP/LDF policies and findings within the Conservation Area Character Appraisal.





Negative Feature	Potential Action
Poor quality shopfronts & signage	<ul style="list-style-type: none">• Take enforcement action against unauthorised removal/alteration of shopfronts or signage that fails to preserve or enhance the character or appearance of the Conservation Area.• Encourage appropriate reinstatement of sympathetic shopfront and signage design (following guidance in Policy Advice Note 8) in future development control negotiations.
Advertising hoardings	<ul style="list-style-type: none">• Take enforcement action against unauthorised advertising hoardings within the Conservation Area or its setting.• Where an advertising hoarding with express or deemed consent detracts from the character and/or appearance of the Conservation Area, investigate removal through negotiation or by taking Discontinuance Action.• Consider implementing a Regulation 7 Direction over parts of the City that are particularly sensitive to over-sized estate agents' boards that cause harm.
Poor maintenance of buildings, gardens and Buildings at Risk	<ul style="list-style-type: none">• Seek improvements to poorly maintained buildings or land by negotiation through the development control process.• Consider a strategy for use of Section 215 Notices to improve quality of built environment by the Planning, Private Sector Housing or Environmental Health Teams.• Seek the improvement of buildings that currently appear on the BCC or English Heritage At Risk Registers through negotiation and by considering service of Section 54 Urgent Works Notices on listed buildings at risk, and unlisted buildings at risk with agreement of Secretary of State.
Small-scale accretions*	<ul style="list-style-type: none">• Encourage removal of redundant wires, alarm boxes and other accretions, where appropriate, in future development control negotiations.• Take enforcement action against unauthorised siting of satellite dishes, air conditioning units, etc. where the item fails to preserve or enhance the character or appearance of the Conservation Area.



Negative Feature	Potential Action
Loss of traditional street surfaces	<ul style="list-style-type: none"> • Co-ordinate with Traffic and Transport to encourage retention/reinstatement of cobbles, setts, stone kerbing, Pennant paving etc; subject to those materials being 'fit for purpose'. • Encourage like-for-like replacement, provided material is 'fit for purpose', where damage to street surface occurs. • Where wholesale replacement is required, co-ordinate with Traffic and Transport to ensure consistency and quality of alternative material.
Loss of traditional street furniture	<ul style="list-style-type: none"> • Co-ordinate with Lighting Department to retain or reinstate, and ensure good maintenance, of traditional street furniture features where appropriate. • Support local conservation groups who may seek to maintain or reinstate traditional street furniture in their local areas, through their own means.
Perceptions of safety	<ul style="list-style-type: none"> • Seek to increase natural surveillance in the area through future development control negotiations. • Co-ordinate with Safer Bristol on new schemes to ensure issues of public safety are taken into consideration through development control negotiations. • Where appropriate, take enforcement action against illegal use of premises for unlicensed activities • Seek to replace solid roller shutters with brick-bonded or more sympathetic alternative through future development control negotiations.
Threat to key views into and out of Conservation Area	<ul style="list-style-type: none"> • Where applications for new development arise, ensure development is sensitive to the character and appearance of Conservation Areas through positive use of existing development control powers. • Take enforcement action against unauthorised development or signage that fails to preserve or enhance the character or appearance of the Conservation Area.

**accretions* : a gradual build-up of small additions and layers



9. STATEMENT OF COMMUNITY INVOLVEMENT

- 9.1 An introductory public meeting inviting initial comments on the main issues in the Conservation Area was held on Thursday 3 July 2008. The first public meeting advised:
- What a character appraisal is and why BCC undertakes them
 - The general format for character appraisals and the national guidance followed
 - The types of features that make a Conservation Area special
 - The types of features that detract from a Conservation Area
 - The importance of reviewing boundaries, and identifying unlisted buildings of merit
 - The projected timescale for the document production

Details on how and when to make representations and contact officers

- 9.2 This meeting was advertised in the Bristol Evening Post and on the Bristol City Council website. The first-stage public consultation ran until 8th August 2008. Once the draft document had been compiled, a second public meeting was held on Thursday 28th August 2008. This meeting advised:
- What a character appraisal is and why BCC undertakes them
 - The general format for character appraisals and the national guidance followed
 - The main findings within the document: Streets & Spaces, Views, Landmark Building, Unlisted Buildings of Merit, and Building Ages etc.
 - The proposed boundary changes
 - The importance of getting involved and making representations on the findings
 - Details on how and when to make representations

- 9.2 This second meeting was advertised in a BCC Press Release, Bristol Evening Post notice (13 August 2008) and a presentation made to Conservation Advisory Panel members on 19th August 2008. BCC The draft character appraisal was available to download from the BCC website along with details of the public consultation and ways to make representations.

- 9.3 The draft character appraisal was the subject of an information report to the Central Area Planning Committee of the City Council on 5th November 2008.

The City and Queen Square Character Appraisal is available to down-load from the BCC website at www.bristol.gov.uk/conservation



10. LOCAL GUIDANCE, PUBLICATIONS & SOURCES OF FURTHER INFORMATION

For further information on Conservation Area Character Appraisals or Conservation issues in general, contact:

Urban Design & Conservation

Planning Services Division

Bristol City Council

Brunel House

St George's Road

Bristol BS1 5UY

Tel: 0117 922 3097

Fax: 0117 922 3101

E-mail: conservation@bristol.gov.uk

Adopted and consultation draft Character Appraisals and details of the programme for reviewing Conservation Areas can be viewed on-line at www.bristol.gov.uk/conservation

For advice on alterations to buildings or new development within the Kingsdown Conservation Area, contact:

South & East Area Planning Team

Planning Services Division

Bristol City Council

Brunel House

St George's Road

Bristol BS1 5UY

Tel: 0117 922 3097

Fax: 0117 922 3417

The City and Queen Square Conservation Area will form part of the emerging Local Development Framework and should be considered within the context of existing Supplementary Planning Guidance (SPGs), Supplementary Planning Documents (SPDs), and Planning Advice Notes (PANs) including:

- **City Centre Strategy and Action Plan**
- **SPD 7 - 'Archaeology and Development'**
- **PAN 6 – Off-street Residential Parking in Conservation Areas**
- **PAN 7 – Conservation Policies**
- **PAN 8 – Shopfront Design Guides**
- **PAN 15 – Responding to Local Character – A Design Guide**

Those who are planning, designing and implementing schemes in the built environment, 2006 should also use Bristol's Environmental Access Standards.

Bristol City Council's planning policies are set out in the adopted Bristol Local Plan (BLP) 1997 and 2003 Proposed Alterations to the Local Plan. These documents can viewed on-line at www.bristol.gov.uk/planning

Further information on listed buildings, Conservation Areas, and guidance on character appraisals can be obtained from:

English Heritage (Head Office)

1 Waterhouse Square

138 – 142 Holborn

London EC1N 2ST

General Enquiries: 020 7973 3000





English Heritage (South West)

29 Queen Square

Bristol BS1 4ND

Tel: 0117 950 0700

For technical guidance relating to historic buildings, contact:

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square

London E1 6DY

Tel: 020 7377 1644

[REDACTED]

The Georgian Group

6 Fitzroy Square

London W1T 5DX

Tel: 0871 750 2936

[REDACTED]

The Victorian Society

1 Priory Gardens

Bedford Park

London W4 1TT

Tel: 020 8994 1019

[REDACTED]



11. GLOSSARY OF TERMS

Accretions

A gradual build-up of small additions and layers

Bath Stone

Even grained, poorly fossiliferous, light brown/cream coloured, oolitic limestone. Quarried in the Bath area

Bay

A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.

Bay Window

An angular or curved projecting window

Butterfly Roof

A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19th century, as they have no top ridges and were usually concealed on the front façade by a parapet. The roof gave the illusion of a flat roof

Buttress

A mass of masonry or brickwork projecting from or built against a wall to give additional strength

Canted

Term describing part, or segment, of a façade, which is at an angle of less than 90° to another part of the same façade

Casement Window

A metal or timber window with side hinged leaves, opening outwards or inwards

Cast Iron

An iron-based alloy containing more than 2% carbon. The molten iron is poured into sand or cast mould rather than being hammered into shape. This allows for regular and uniform patterns and high degrees of detail to be represented. The finished product is chunkier, though more brittle, than wrought iron

Chimney Stack

Masonry or brickwork containing several flues, projecting above the roof and terminating in chimney pots

Classical

A revival or return to the principles or Greek or Roman architecture and an attempt to return to the rule of artistic law and order. Begun in Britain c. 1616 and continued up to the 1930s

Console

An ornamental bracket with a curved profile and usually of greater height than projection

Corbel

A projecting block, usually of stone, supporting a beam or other horizontal member

Cornice

In Classical architecture, the top projecting section of an entablature. Also any projecting ornamental moulding along the top of a building, wall, arch etc., finishing or crowning it

Dormer Window

A window placed vertically in a sloping roof and with a roof of its own. Name comes from French to sleep



Dressings

Stone worked into a finished face, whether smooth or moulded, and used around an angle, window, or any feature

Entablature

The upper part of an order, consisting of architrave, frieze, and cornice

Fanlight

A window, often semi-circular, over a door in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond

Fascia

The wide board over a shopfront, usually carrying its name

Fenestration

The arrangement of windows in a building's façade

Gable

The upper portion of a wall at the end of a pitched roof; can have straight sides or be shaped or crowned with a pediment (known as a Dutch Gable)

Georgian

The period in British history between 1714-1830 and the accession of George I and death of George IV. Also includes the Regency Period, defined by the Regency of George IV as Prince of Wales during the madness of his father George III

Gothic

A style of European architecture, particularly associated with cathedrals and churches, that began in 12th century France. The style focused on letting light into buildings and so emphasizes verticality, glass, and pointed arches. A series of Gothic revivals began in mid 18th century, mainly for ecclesiastical and university buildings

Hipped Roof

A roof with sloped instead of vertical ends

Lightwell

A shaft built into the ground to let light into a building's interior at basement level

Mansard Roof

Takes its name from the French architect Francois Mansart. Normally comprises a steep pitched roof with a shallower secondary pitch above and partially hidden behind a parapet wall. The design allows extra accommodation at roof level

Parapet

A low wall, placed to protect from a sudden drop – often on roofs – and a distinctive feature of Classical architecture

Pediment

A Classical architectural element consisting of a triangular section or gable found above the entablature, resting on columns or a framing structure

Pennant Stone

Hard, fine-grained, blue/grey coloured sandstone. Quarried in South Wales and the Bristol area and commonly used, throughout the country, as a stone roofing or street surface material

Pitched Roof

A roof consisting of two halves that form a peak in the middle where they meet

Polychromy

Multiple colours used in one entity, used to highlight certain features or facades

Portland Stone

A light coloured limestone from the Jurassic period, quarried on the Isle of Portland in Dorset



Sallyport

A gate or passage into a fortified place

Sash Window

A window formed with sliding glazed frames running vertically

Setts

Setts are like cobblestones, the difference between the 2 is setts are man made, often with forced labour in Medieval times; where as cobblestones are created by being worn smooth by water over time and are usually taken from the bottom of rivers.

Stallriser

A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance

Victorian

Period often defined as the years of Queen Victoria's reign (1837-1902), though the Reform Act of 1832 is often taken as the start of this new cultural era

Wrought Iron

Made by iron being heated and plied by a blacksmith using a hammer and anvil. Pre-dates the existence of cast iron and enjoyed a renaissance during the revival periods of the late 19th century. Wrought iron is not as brittle as cast and seldom breaks

